

Issue #26 Landscape Regulations Applicability Table

§142.0402 When Landscape Regulations Apply

(a) through (b) [No change.]

Table 142-04A
Landscape Regulations Applicability

Type of Development Proposal			Applicable Regulations	Required Permit Type/ Decision Process
Column A	Column B	Column C		
1. New structures that equal or exceed the gross floor area shown (Column B), and are located in the zone or are proposing the use category shown (Column C)	Gross floor area (in square feet)	Zone or Proposed Use Category		
	1,000 sf	2 dwelling units	142.0403 and 142.0409	Building Permit/ Process One
		RM or Commercial Zones; or Multiple Dwelling Unit (3 or more dwelling units) Residential use subcategory or Commercial Development	142.0403-142.0407, 142.0409, and 142.0413	
	5,000 sf	Industrial Zones; or Industrial Development		
2. Additions to structures or additional structures on developed properties that exceed the gross floor area shown or that increase the gross floor area by the percent shown (Column B), and are located in the zone or are proposing the category of use shown (Column C)	Gross floor area or Percent Increase in gross floor area (in square feet or percentage of lot area)	Zone or Proposed Use Category		
	1,000 sf or 20 percent increase	Multiple Dwelling Unit (3 or more dwelling units) Residential Zones or use subcategory	142.0403-142.0407, 142.0409, 142.0410(a), and 142.0413	Building Permit/ Process One
	1,000 sf or 10 percent increase	Commercial Zones; or Commercial Development		
	5,000 sf or 20 percent increase	Industrial Zones; or Industrial Development		

Rows 3-11.	[No change.]		
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Issue #27 Plant Material Requirements

§142.0403 General Planting and Irrigation Requirements

[No change.]

(a) Plant Point Schedule

Table 142-04B assigns plant points based on plant type and size and applies where plant points are required by this division.

Table 142-04B
Plant Point Schedule

Proposed Plant Material		Plant Points Achieved per Plant
Plant Type	Plant Size	
Proposed Shrub	1-gallon	1.0
	5-gallon	2.0
	15-gallon or larger	10.0
Proposed Dwarf Palm	Per foot of brown trunk height	5.0
Proposed Tree	5-gallon	5.0
	15-gallon	10.0
	24-inch box	20.0
	30-inch box	30.0
	36-inch box	50.0
	42-inch box	70.0
	48-inch box and larger	100.0
Proposed Broad Headed Feather Palm Tree	Per foot of brown trunk height	5.0
Proposed Feather Palm Tree	Per foot of brown trunk height up to 20 feet in height	3.0
	each feather palm tree over 20 feet in height	60.0
Proposed Fan Palm Tree	Per foot of brown trunk height up to 20 feet in height	1.5
	each fan palm tree over 20 feet in height	30.0

Existing Plant Material		Plant Points Achieved per Plant
Plant Type	Plant Size	
Existing Shrub	12-inch to 24-inch spread and height	4.0
	24-inch and larger spread and height	15.0
Existing Native Tree	2-inch caliper measured at 4 feet above <i>grade</i>	100.0
	each additional inch beyond 2 inches	50.0
Existing Non-Native Tree	2-inch caliper measured at 4 feet above <i>grade</i>	50.0
	each additional inch beyond 2 inches	25.0
Existing Broad Headed Feather Palm Tree	Per foot of brown trunk height	5.0

Existing Plant Material		Plant Points Achieved per Plant
Plant Type	Plant Size	
Existing Feather Palm Tree	Per foot of brown trunk height up to 20 feet in height	3.0
	each feather palm tree over 20 feet in height	60.0
Existing Fan Palm Tree	Per foot of brown trunk height up to 20 feet in height	1.5
	each fan palm tree over 20 feet in height	30.0

(b) Plant Material Requirements

(1) through (4) [No change.]

- (5) A minimum root zone of 40 square feet in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet. This minimum dimension and root zone area may be reduced **with the use of structural soil or** where the combination of soil conditions, root zone area, adjacent improvements, and selected tree species can be demonstrated to provide conditions for healthy tree growth that will not damage adjacent improvements.

(6) through (11) [No change.]

- (12) Tree root barriers **or structural soil** shall be installed where trees are placed within 5 feet of *public improvements* including walks, curbs, or *street* pavement or where new public improvements are placed adjacent to existing trees. The City Manager may waive this requirement where the combination of soil conditions, root zone area, adjacent improvements, and selected tree species can be demonstrated to provide conditions for healthy tree growth that will not damage public improvements.

(13) through (14) [No change.]

(c) through (d) [No change.]

Issue #28 Landscaping in Multi Dwelling Unit Developments

§142.0404 Street Yard and Remaining Yard Planting Area and Point Requirements

When new *structures* or additions to *structures* are subject to this section in accordance with Table 142-04A, the planting area required and the plants necessary to achieve the number of plant points required in Table 142-04C shall be provided. The required planting area is determined by multiplying the total square footage of the *street yard* or *remaining yard*

area on the *premises*, by the percentage shown in Table 142-04C, unless stated otherwise in the table. The required planting points are determined by multiplying the total square footage of the *street yard* or *remaining yard* area on the *premises*, by the points shown in the table. The required planting area and plant points for the *street yard* shall be located within the *street yard*. The required planting area and plant points for the *remaining yard* shall be located within the *remaining yard*.

Table 142-04C

Street Yard and Remaining Yard Planting Requirements

Type of Development Proposal	Type of Yard	Planting Area Required (Percentage of total <i>yard</i> area unless otherwise noted below) ⁽¹⁾	Plant Points Required (Number of plant points required per square foot of total <i>street yard</i> or <i>remaining yard</i> area) or required trees ⁽¹⁾
Single Dwelling Unit Residential Development in RM zones or Multiple Dwelling Unit Residential Development in any Zone	Street Yard	50% ⁽²⁾	0.05 points
	Remaining Yard	40 Square Feet per Tree	For single <i>structures</i> on a single <i>lot</i> , provide a minimum of 60 points, located in the <i>remaining yard</i> ⁽²⁾ For more than one <i>structure</i> on a single <i>lot</i> , provide one tree 60 points distributed on each side and in the rear of each <i>structure</i> ⁽²⁾
Commercial Development in any Zone or Industrial Development in RM Zones or Commercial Zones	Street Yard	25% ⁽³⁾	0.05 points to be achieved with trees only ⁽³⁾
	Remaining Yard	30%	0.05 points
Industrial Development in any zone other than RM or Commercial Zones	Street Yard	25% ⁽⁴⁾	0.05 points
	Remaining Yard	See Section 142.0405 (d)	0.05 points

Footnotes to Table 142-04C

- 1 See Section 142.0405(a)
- 2 See Section 142.0405(b)
- 3 See Section 142.0405(c)
- 4 See Section 142.0405(d)

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§142.0405 Additional Yard Planting Area and Point Requirements

- (a) [No change.]
- (b) Additional residential *yard* requirements:
 - (1) *Street Yard*
 - (A) A minimum separation of 5 feet shall be maintained between driveway edges located in the *street yard*.
 - (B) Up to 10 percent of the required *street yard* planting area located outside the *vehicular use area* for ~~RM zones or~~ *multiple dwelling unit* residential uses may consist of *hardscape* or unattached unit pavers.
 - (C) Planting area in the *public right-of-way* is not counted towards fulfillment of the required *street yard* planting area.
 - (2) *Remaining Yard*
 - (A) For projects with only one multi-unit residential building on a *lot*, the *remaining yard* shall be planted with a combination of trees and shrubs to achieve a minimum 60 points. These required plantings shall be located in the *remaining yard* between the *street yard* and any building entrances located on the side of the building. For all buildings with no side entrances, the points shall be divided equally between each side of the building.
 - (B) For projects with two or more residential buildings on a *lot*, ~~60 points shall be distributed~~ *one 24-inch box tree shall be planted* on each side and in the rear of each building. A minimum distance of 6 feet shall be provided between any tree and building.
- (c) through (d) [No change.]

Issue #29 Street Tree and Public Right of Way Requirements

§142.0409 Street Tree and Public Right-of-Way Requirements

- (a) Street Tree Requirements

When new *structures*, additions to *structures*, or new *vehicular use areas* are subject to this section in accordance with Table 142-04A,

street trees within the *parkway* shall be provided in accordance with the following regulations.

(1) Street Tree Quantity

(A) Street trees shall be planted between the curb and *abutting property line*. The number of required street trees shall be calculated at the rate of one 24-inch box tree for every 30 feet of *street frontage*. The installed tree spacing may be varied to accommodate site conditions or design considerations; however, the number of trees required for each *street frontage* on a *lot* bounded by more than one *street* shall be planted along the corresponding *street frontage*. Where site conditions do not allow the installation of the street trees required by this section in the *parkway*, trees may be located on the private property within 10 feet of the property line along that street frontage. ~~Where palm trees are proposed to satisfy this requirement, they shall be planted at a rate of one 10-foot brown trunk height palm for each 20 feet of *street frontage*.~~ For projects in the IL and IH zones that have loading docks along more than 25 percent of the building *street wall*, the street tree requirement shall be increased to the rate of one 24-inch box tree for every 20 feet of *street frontage*, ~~or one 10-foot brown trunk height palm for each 10 feet of *street frontage*.~~

(B) Palm trees shall only be used to satisfy the street tree requirement when there is a street tree district defined in the adopted community plan requiring their use. Where palm trees are proposed to satisfy this requirement, they shall be planted at a rate of one 10-foot brown trunk height palm for each 20 feet of street frontage.

(2) Street Tree Locations

- (A) Street trees shall be located 7 feet from the face of curb on *streets* classified in the applicable *land use plan* as major *streets*, primary arterials, or expressways that have a posted speed of 50 miles per hour or greater. For all other *street* classifications, street trees shall be located no closer than 30 inches to the face of curb or within median islands, no closer than four feet to the face of curb.
- (B) Street trees shall be separated from improvements by the minimum distance shown in Table 142-04E.

Table 142-04E
Minimum Tree Separation Distance

Improvement	Minimum Distance to Street Tree
Traffic signal, Stop Sign	20 feet
Underground Utility Lines (except sewer)	5 feet
Sewer Lines	10 feet
Above Ground Utility Structures (Transformers, hydrants, utility poles, etc.)	10 feet
Driveways	10 feet
Intersections (intersecting curb lines of two streets)	25 feet

- (C) Trees shall be selected and located so that at maturity they do not cause damage or conflict with overhead utility lines.
- (3) Street Tree Species Selection. Trees shall be selected in accordance with landscape standards of the Land Development Manual.
- (b) [No change.]